

**Mileway**

# Poole Hall Industrial Estate

## Ellesmere Port

Recently refurbished  
Warehouse  
5,194 - 10,388 sq ft



Roller shutter doors



Landscaped with natural light



Secured site



J7 or 8 of the M53 motorway

# Poole Hall Industrial Estate

Poole Hall Industrial Estate Ellesmere Port CH66 1ST



## Description

Poole Hall is a modern industrial estate that has been extensively refurbished. It comprises 14 industrial warehouse units in a secure landscaped environment, made of steel portal frame construction with part brick and part profile clad elevations. Each unit benefits from 5.5 m eaves, integral office space and WC accommodation.

Units 9 and 10 can also be combined.

## Location

Poole Hall Industrial Estate is situated in a well established industrial area accessed from J7 or J8 of the M53, five miles from its junction with the M56. Chester is situated 10 miles to the south east with Liverpool 12 miles to the north.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 9	Warehouse	5,194	Immediately
Units 10	Warehouse	5,194	Immediately
<b>Total</b>		<b>10,388</b>	

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